RENT REGULATION BUREAU

STATISTICAL SUMMARY

FOR

THE 8 MONTH PERIOD ENDING

MARCH 31, 1983

MANITOBA

DEPARTMENT OF HOUSING
MINISTÈRE DU LOGEMENT
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May 13, 1983

The Honourable Jerry T. Storie
Minister
Department of Housing
Room 227, Legislative Building
Winnipeg

Dear Sir:

I am pleased to submit for your consideration, a report on the administration of The Residential Rent Regulation Act for the eight-month period ending March 31, 1983.

Respectfully submitted,

Gary Julius
Director

STATISTICAL SUMMARY

FOR

THE 8 MONTH PERIOD ENDING

MARCH 31, 1983

Prepared by:

Rent Regulation Bureau
May 13, 1983

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SECTION I

1982

RENT

INCREASES

SYNOPSIS ON RENT REGULATION BUREAU

ACTIVITIES AND ANALYSIS OF PROCESSED RENT INCREASES -

Activity Summary - 1982 Rent Increases

The Residential Rent Regulation Act was proclaimed in force on August 1, 1982. Rent increases on most residential rental units in Manitoba came under the jurisdiction of the Act retroactive to January 1, 1982.

There are about 122,000 rental units in the Province of Manitoba with an approximate distribution as follows:

	Under Rent Regulation	Exempt	Total
Winnipeg	68,300	20,700	89,000
Rural	27,900	5,100	33,000
Manitoba	96,200	25,800	122,000

A 9% increase in rent was established as a guideline for rent increases that took effect during the calendar year 1982. This amount consisted of two components - a 6% figure which reflected the average rent increase needed to cover actual operating cost increases on an average rental property and a 3% economic adjustment factor. The 3% economic adjustment amount was to provide some relief from inflationary and mortgage interest pressure. Any rent increase above the guideline had to be applied for and approved by the Bureau. Tenants could object to any rent increase, regardless of amount. In 1982, the Bureau received applications from landlords for increases above the 9% guideline for 16,270 units, of which 14,471 were from Winnipeg and 1,799 were from other communities. There were 66 tenant objections to increases of 9% or less, 51 from Winnipeg and 15 from other centres.

Landlords applied for 765 units to obtain approval for rehabilitate buildings. Provisions of the Act allow subsequent exemption for these units for up to 5 years. To date, 622 units have obtained time limited exemptions after the successful completion of rehabilitation projects.

The Bureau's activities have centered around processing incoming landlord applications and tenant objections. With more than 80% of all 1982 applications or objections now determined, staff is turning its attention to investigating instances of potential non-compliance with the legislation. As the program progresses, this aspect of the workload will be increasing, both, in importance and magnitude.

Landlord Applications

Of the approximately 96,200 rental units in Manitoba that are subject to the legislation, 16,270 or 16.9% applied for an increase of more than 9%. As Table I indicates, there is a considerable difference between the percentage of potential applications that originate in Winnipeg vs. Rural Manitoba. 'Rural', for the sake of simplicity, is defined as any community other than Winnipeg.

TABLE I

	Units Subject To Regulation	# of Units Applied	%
Winnipeg	68,300	14,471	21.2
Rural	27,900	1,799	6.4
Manitoba	96,200	16,270	16.9

Average requested rent increases in the rural area range from a low of $30.00 in Thompson to a high of $70.00 in Dauphin (page 12), the overall requested rural average in percentages (15.9), is similar to Winnipeg (16.2). However, there is a distinct difference in rents charged prior to the increase. The average rural rent prior to the increase was $248.00 as compared to $302.00 in Winnipeg. Dollar rent increases recommended by the Bureau for rural and Winnipeg applications are almost identical - $28.00 vs. $29.00.

Tenant Objections

Under the legislation tenants may object to any rent increase even if it is below the guideline. In Winnipeg, 51 tenants registered objections to increases at or below the guideline. In the rural area only 15 tenants filed similar objections with the Bureau. In more than half of these cases, landlord justified the requested rent increase of 9% or less. Tenant objections to increases larger than 9% are resolved either by way of a landlord application or a non-compliance process.

When measured against the total rental market, the number of tenant objections in 1982 to a rent increase of 9% or less was negligible.

Appeals

All 'Recommendations' made at the Rent Regulation Officer's level are subject to appeal by either party - the landlord or tenant. The 'Statistical Summary for Manitoba', page 6, shows that 32.7% of all Issued Recommendations were appealed by either the landlord or tenant.

Table II has been prepared with the assumption that a landlord would normally not appeal a Rent Regulation Officer's Recommendation which grants the total rent requested by the landlord.

TABLE II

	Recommendations less Than Requested	# of Units Appealed	%
Winnipeg	7,751	3,514	45.3
Rural	457	141	30.9
Manitoba	8,208	3,655	44.5

Looked at from this perspective, 44.5% of all rental units, where the landlord requested rent increase was reduced by a Rent Regulation Officer, were appealed by the landlord.

Tenant appeals may be based on all Issued Recommendations. Where a landlord did not receive the full amount of the requested increase, a tenant may still feel that the increase recommended by the Bureau was not justified and subsequently file an appeal.

INCOMING FORMS RELATING TO 1982 RENT INCREASES

	WINNIPEG		RURAL		TOTAL	
	CURRENT QUARTER	TOTAL 1982	CURRENT QUARTER	TOTAL 1982	CURRENT QUARTER	TOTAL 1982
NOTICES OF INCREASE IN RENT	-	1,303	-	213	-	1,516
NOTICES TO NEW TENANTS	-	2,930	-	202	-	3,132
TENANT OBJECTIONS TO GUIDELINE OR LESS INCREASES	7	51	2	15	9	66
TENANT OBJECTIONS TO ABOVE GUIDELINE INCREASES	-	1,849	-	265	-	2,114
APPLICATIONS FOR RENT INCREASE	-	14,471	-	1,799	-	16,270
NOTICES OF APPEAL - Landlord Appeals - Tenant Appeals*	1,407 1,327 80 + 17	3,703 3,514 189 + 32	136 127 9	150 141 9	1,543 1,454 89 + 17	3,853 3,655 198 + 32
APPLICATIONS FOR REHABILITATION	-	623	-	142	-	765
APPLICATIONS FOR EXEMPTION (Re: Completed Rehabilitations)	-	622	-	-	-	622

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR MANITOBA

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	16,270	100.0	
UNITS PROCESSED	5,683	13,116	80.6	
PENDING		3,154	19.4	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	1,124	1,933		14.7
- Rent Allowed as Requested	1,527	2,975		22.7
- Allowed Less Than Requested	3,032	8,208		62.6

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	9	66	100.0	
OBJECTIONS PROCESSED	20	56	84.8	
PENDING		10	15.2	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	4	14		25.0
- Landlord Requested Rent Upheld	14	34		60.7
- Landlord Requested Rent Reduced	1	6		10.7
- Objections Rejected	1	2		3.6

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	1,454	3,655	94.9	32.7
- By Tenants*	89 + 17	198 + 32	5.1	2.1
TOTAL UNITS APPEALED	1,543	3,853	100.0	34.5
APPEALS PROCESSED	2,007	2,184	56.7	
APPEALS PENDING		1,669	43.3	
DISPOSITION OF PROCESSED APPEALS:				% OF APPEALS PROCESSED
- Recommendation Upheld		564		25.8
- Recommendation Increased		1,511		69.2
- Recommendation Decreased		109		5.0

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR MANITOBA

1982 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	765	100.0	
UNITS PROCESSED	-	765	100.0	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	664		86.8
- Rejected	-	101		13.2

APPLICATIONS FOR EXEMPTION

(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	622	100.0	
UNITS PROCESSED	-	622	100.0	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	622		100.0
- Rejected	-	-		-

STATISTICAL SUMMARY FOR WINNIPEG

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	14,471	100.0	
UNITS PROCESSED	4,757	11,786	81.4	
PENDING		2,685	18.6	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	1,030	1,609		13.6
- Rent Allowed as Requested	1,009	2,426		20.6
- Allowed Less Than Requested	2,718	7,751		65.8

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	7	51	100.0	
OBJECTIONS PROCESSED	19	44	86.3	
PENDING		7	13.7	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	3	12		27.3
- Landlord Requested Rent Upheld	14	24		54.5
- Landlord Requested Rent Reduced	1	6		13.6
- Objections Rejected	1	2		4.6

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	1,327	3,514	94.9	34.5
- By Tenants*	80 + 17	189 + 32	5.1	2.2
TOTAL UNITS APPEALED	1,407	3,703	100.0	36.4
APPEALS PROCESSED	1,958	2,135	57.7	
APPEALS PENDING		1,568	42.3	
DISPOSITION OF PROCESSED APPEALS: - Recommendation Upheld		562		% OF APPEALS PROCESSED 26.3
- Recommendation Increased		1,464		68.6
- Recommendation Decreased		109		5.1

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR WINNIPEG

1982 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	623	100.0	
UNITS PROCESSED	-	623	100.0	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	622		99.8
- Rejected	-	1		0.2

APPLICATIONS FOR EXEMPTION

(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	622	100.0	
UNITS PROCESSED	-	622	100.0	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	622		100.0
- Rejected	-	-		-

STATISTICAL SUMMARY FOR RURAL MANITOBA

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	1,799	100.0	
UNITS PROCESSED	926	1,330	73.9	
PENDING		469	26.1	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	94	324		24.4
- Rent Allowed as Requested	518	549		41.3
- Allowed Less Than Requested	314	457		34.3

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	2	15	100.0	
OBJECTIONS PROCESSED	1	12	80.0	
PENDING		3	20.0	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	1	2		16.7
- Landlord Requested Rent Upheld	-	10		83.3
- Landlord Requested Rent Reduced	-	-		-
- Objections Rejected	-	-		-

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1982	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	127	141	94.0	14.0
- By Tenants*	9	9	6.0	0.9
TOTAL UNITS APPEALED	136	150	100.0	14.9
APPEALS PROCESSED	49	49	32.7	
APPEALS PENDING		101	67.3	
DISPOSITION OF PROCESSED APPEALS:				% OF APPEALS PROCESSED
- Recommendation Upheld		2		4.1
- Recommendation Increased		47		95.9
- Recommendation Decreased		-		-

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR RURAL MANITOBA

1982 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	142	100.0	
UNITS PROCESSED	-	142	100.0	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	42		29.6
- Rejected	-	100		70.4

APPLICATIONS FOR EXEMPTION
(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1982	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	-	-	
UNITS PROCESSED	-	-	-	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	-		-
- Rejected	-	-		-

1982

AVERAGE DOLLAR AND PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE DOLLAR INCREASE		AVERAGE PERCENTAGE INCREASE	
	REQUESTED	RECOMMENDED	REQUESTED	RECOMMENDED
WINNIPEG	49	29	16.2	9.5
BRANDON	56	25	21.6	9.6
DAUPHIN	70	61	29.7	25.8
PORTAGE LA PRAIRIE	54	29	19.7	10.7
SELKIRK	43	33	14.6	11.4
THE PAS	-	-	-	-
THOMPSON	30	30	11.7	11.4
NORTHERN REGION	61	32	30.4	16.0
SOUTHERN REGION	30	18	17.3	10.3
RURAL	39	28	15.9	11.3
MANITOBA	48	29	16.2	9.6

AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE RENT LEVEL		
	PRIOR TO RENT INCREASE	AFTER RENT INCREASE	AFTER RECOMMEDATION
WINNIPEG	302	351	331
BRANDON	259	315	283
DAUPHIN	237	307	298
PORTAGE LA PRAIRIE	272	326	301
SELKIRK	291	333	324
THE PAS	-	-	-
THOMPSON	260	291	290
NORTHERN REGION	199	260	231
SOUTHERN REGION	172	201	189
RURAL	248	288	276
MANITOBA	297	345	326

NOTE: The boundary between the Northern and Southern Region coincides with the jurisdictional boundary for the Department of Northern Affairs. Both regions are exclusive of the separately identified communities.

1982

AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE PERCENTAGE INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	17.8	9.9	12.2
RURAL	17.1	3.5	5.9
MANITOBA	17.8	9.8	12.1

AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE DOLLAR INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	50	28	35
RURAL	45	9	15
MANITOBA	50	28	34

AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE RENT LEVEL			
	PRIOR TO RENT INCREASE	AFTER RENT INCREASE	AFTER RECOMMENDATION	AFTER APPEAL PANEL DECISION
WINNIPEG	284	334	312	318
RURAL	260	305	269	276
MANITOBA	283	333	311	317

1982

AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE PERCENTAGE INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	15.0	12.6	11.9
RURAL	-	-	-
MANITOBA	15.0	12.6	11.9

AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE DOLLAR INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	42	35	33
RURAL	-	-	-
MANITOBA	42	35	33

AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE RENT LEVEL			
	PRIOR TO RENT INCREASE	AFTER RENT INCREASE	AFTER RECOMMENDATION	AFTER APPEAL PANEL DECISION
WINNIPEG	278	320	313	311
RURAL	-	-	-	-
MANITOBA	278	320	313	311

1982

AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE PERCENTAGE INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	18.0	9.8	12.3
RURAL	17.1	3.5	5.9
MANITOBA	17.9	9.6	12.1

AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE DOLLAR INCREASE		
	REQUESTED	RECOMMENDED	ALLOWED BY APPEAL PANEL DECISION
WINNIPEG	51	28	35
RURAL	45	9	15
MANITOBA	51	27	34

AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE RENT LEVEL			
	PRIOR TO RENT INCREASE	AFTER RENT INCREASE	AFTER RECOMMENDATION	AFTER APPEAL PANEL DECISION
WINNIPEG	284	335	312	319
RURAL	260	305	269	276
MANITOBA	283	334	311	318

S E C T I O N II

1st Quarter Ending

March 31, 1983

SYNOPSIS ON RENT REGULATION BUREAU

ACTIVITIES AND ANALYSIS OF PROCESSED 1983 RENT INCREASES

Activity Summary - 1983 Rent Increases

The 1983 guideline for rent increases has been set at 8%. Again this amount consists of two components - 5% to reflect operating cost increases and a 3% economic adjustment factor.

As at March 31, 1983, the Bureau had received applications from landlords affecting 4,847 units (4,394 - Winnipeg and 453 - other points). In addition, 196 tenant objections to a rent increase of 8% or less were received (112 - Winnipeg and 84 - other centres).

Applications for rehabilitation projects with respect to 48 rental units were made; none of these projects are completed yet and consequently no exemptions have been granted on these units to date.

Commencing with the 1983 calendar year, the Bureau is, whenever possible, attempting to issue 'Recommendation for Rent Increases' prior to the effective date of the increase. In cases where this is not possible, every effort is made to have that portion of rent which exceeds an increase of 8% over the previous rent remitted into the Bureau's trust account pending final disposition of the application or objection. When a case is finalized, the Bureau will distribute the funds held in trust to the landlord, the tenants, or both. This process should be of benefit to all parties by ensuring that any under or overpayment of rent is promptly returned to the parties concerned.

1983 RENT INCREASE DATA

Landlord Applications

In the first 3 months of the year, the Bureau has received applications on 4,847 units for rent increases above 8%. Applications flowed into the Bureau at the following rate:

January - 1,970 units
February - 1,650 units
March - 1,227 units

Projections on the number of expected applications for the remainder of the year do not follow a linear model. Subject to further and more accurate analysis of data, the presently accepted distribution of rent increases in Manitoba is based on past experiences which show that about 20% of all increases are effective in April and May, 60% take place in September and October, with the remaining 20% spread over the other 8 months of the year. Based on the flow of data collected over the past few months, applications affecting about 20,000 rental units would appear to be a reasonable expectation for 1983.

Tenant Objections

The rate of tenant objections to rent increases of 8% or less seems to be increasing based on 3 months data for 1983. As at March 31, 1983, the Bureau had received 196 tenant objections. Tenant objections originating in rural areas are currently running at a ratio of 2 to 3 in relation to Winnipeg. The ratio for the whole of 1982 was less than 1 to 3. Preliminary data on file is too tentative at this time to allow any further analysis in this area with an acceptable degree of confidence.

Appeals

Early data is too limited to allow any inferences or projections on future trends. Many of the 1983 recommendations have only recently been issued with the appeal period still open. To date, 7.5% of all issued recommendations have been appealed by either landlord or tenant.

Initial data indicates that landlord requested rent increases have moderated considerably in Winnipeg but have risen in rural areas in comparison to 1982. The 'Difference' column in Table I highlights the reversal between Winnipeg and rural areas.

Table I

	Requested Dollar Increases		Recommended Dollar Increases		Difference Between Requested and Recommended	
	1982	1983	1982	1983	1982	1983
Winnipeg	49.00	26.00	29.00	21.00	20.00	5.00
Rural	39.00	54.00	28.00	36.00	11.00	18.00
Manitoba	48.00	27.00	29.00	21.00	19.00	6.00

If this trend should continue, it is reasonable to assume an increase in appeals from rural landlords who have their requested increase reduced by a larger dollar amount.

INCOMING FORMS RELATING TO 1983 RENT INCREASES

	WINNIPEG		RURAL		TOTAL	
	CURRENT QUARTER	TOTAL 1983	CURRENT QUARTER	TOTAL 1983	CURRENT QUARTER	TOTAL 1983
NOTICES OF INCREASE IN RENT	6,505	11,347	939	3,237	7,444	14,584
NOTICES TO NEW TENANTS	1,557	1,606	135	138	1,692	1,744
TENANT OBJECTIONS TO GUIDELINE OR LESS INCREASES	35	112	17	84	52	196
TENANT OBJECTIONS TO ABOVE GUIDELINE INCREASES	549	993	169	351	718	1,344
APPLICATIONS FOR RENT INCREASE	2,845	4,394	221	453	3,066	4,847
NOTICES OF APPEAL	43	43	1	1	44	44
- Landlord Appeals	18	18	-	-	18	18
- Tenant Appeals*	25	25	1	1	26	26
APPLICATIONS FOR REHABILITATION	28	48	-	-	28	48
APPLICATIONS FOR EXEMPTION (Re: Completed Rehabilitations)	-	-	-	-	-	-

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR MANITOBA

LANDLORD APPLICATIONS FOR 1983 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	3,066	4,847	100.0	
UNITS PROCESSED	667	667	13.8	
PENDING		4,180	86.2	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	87	87		13.0
- Rent Allowed as Requested by L/L	79	79		11.9
- Allowed Less Than Requested by L/L	501	501		75.1

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	52	196	100.0	
OBJECTIONS PROCESSED	45	47	24.0	
PENDING		149	76.0	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	8	9		19.2
- Landlord Requested Rent Upheld	22	22		46.8
- Landlord Requested Rent Reduced	15	16		34.0
- Objections Rejected	-	-		-

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	18	18	40.9	3.1
- By Tenants*	26	26	59.1	4.5
TOTAL UNITS APPEALED	44	44	100.0	7.6
APPEALS PROCESSED	1	1	2.3	
APPEALS PENDING		43	97.7	
DISPOSITION OF PROCESSED APPEALS: - Recommendation Upheld		1		% OF APPEALS PROCESSED 100.0
- Recommendation Increased		-		-
- Recommendation Decreased		-		-

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR MANITOBA

1983 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	28	48	100.0	
UNITS PROCESSED	22	22	45.8	
PENDING		26	54.2	
DISPOSITION OF PROCESSED UNITS: - Approved	22	22		100.0
- Rejected	-	-		-

APPLICATIONS FOR EXEMPTION

(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	-	-	
UNITS PROCESSED	-	-	-	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	-		-
- Rejected	-	-		-

STATISTICAL SUMMARY FOR WINNIPEG

LANDLORDS APPLICATIONS FOR 1983 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	2,845	4,394	100.0	
UNITS PROCESSED	645	645	14.7	
PENDING		3,749	85.3	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	75	75		11.6
- Rent Allowed as Requested	74	74		11.5
- Allowed Less Than Requested	496	496		76.9

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	35	112	100.0	
OBJECTIONS PROCESSED	9	11	9.8	
PENDING		101	90.2	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	7	8		72.7
- Landlord Requested Rent Upheld	2	2		18.2
- Landlord Requested Rent Reduced	-	1		9.1
- Objections Rejected	-	-		-

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	18	18	41.9	3.2
- By Tenants*	25	25	58.1	4.4
TOTAL UNITS APPEALED	43	43	100.0	7.5
APPEALS PROCESSED	1	1	2.3	
APPEALS PENDING		42	97.7	
DISPOSITION OF PROCESSED APPEALS: - Recommendation Upheld		1		% OF APPEALS PROCESSED 100.0
- Recommendation Increased		-		-
- Recommendation Decreased		-		-

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR WINNIPEG

1983 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	28	48	100.0	
UNITS PROCESSED	22	22	45.8	
PENDING		26	54.2	
DISPOSITION OF PROCESSED UNITS: - Approved	22	22		100.0
- Rejected	-	-		-

APPLICATIONS FOR EXEMPTION
(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	-	-	
UNITS PROCESSED	-	-	-	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	-		-
- Rejected	-	-		-

STATISTICAL SUMMARY FOR RURAL MANITOBA

LANDLORD APPLICATIONS FOR 1983 RENT INCREASES

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	221	453	100.0	
UNITS PROCESSED	22	22	4.9	
PENDING		431	95.1	
DISPOSITION OF PROCESSED UNITS: - Rollback to Guideline	12	12		54.6
- Rent Allowed as Requested	5	5		22.7
- Allowed Less Than Requested	5	5		22.7

TENANT OBJECTIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL OBJECTIONS	% OF OBJECTIONS PROCESSED
OBJECTIONS TO GUIDELINE OR LESS INCREASES	17	84	100.0	
OBJECTIONS PROCESSED	36	36	42.9	
PENDING		48	57.1	
DISPOSITION OF PROCESSED OBJECTIONS: - Withdrawn by Tenant	1	1		2.8
- Landlord Requested Rent Upheld	20	20		55.5
- Landlord Requested Rent Reduced	15	15		41.7
- Objections Rejected	-	-		-

APPEALED RECOMMENDATIONS

ITEM	CURRENT QUARTER	TOTAL 1983	% OF TOTAL APPEALS	% OF ISSUED RECOMMENDATIONS
APPEALS - By Landlords	-	-	-	-
- By Tenants*	1	1	100.0	10.0
TOTAL UNITS APPEALED	1	1	100.0	10.0
APPEALS PROCESSED	-	-	-	
APPEALS PENDING		1	100.0	
DISPOSITION OF PROCESSED APPEALS: - Recommendation Upheld		-		% OF APPEALS PROCESSED -
- Recommendation Increased		-		-
- Recommendation Decreased		-		-

* The numbers following the '+' signs are the additional tenant appeals whose rental units have already been appealed by the landlord and are included in the landlords' appeals.

STATISTICAL SUMMARY FOR RURAL MANITOBA

1983 APPLICATIONS FOR REHABILITATION

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	-	-	
UNITS PROCESSED	-	-	-	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	-		-
- Rejected	-	-		-

APPLICATIONS FOR EXEMPTION
(Re: Completed Rehabilitations)

ITEM	CURRENT QUARTER	TOTAL 1983	% OF UNITS APPLIED	% OF UNITS PROCESSED
RENTAL UNITS APPLIED	-	-	-	
UNITS PROCESSED	-	-	-	
PENDING		-	-	
DISPOSITION OF PROCESSED UNITS: - Approved	-	-		-
- Rejected	-	-		-

1983

AVERAGE DOLLAR AND PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE DOLLAR INCREASE		AVERAGE PERCENTAGE INCREASE	
	REQUESTED	RECOMMENDED	REQUESTED	RECOMMENDED
WINNIPEG	26	21	13.5	10.8
RURAL	54	36	22.0	14.7
MANITOBA	27	21	13.7	10.9

AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	AVERAGE RENT LEVEL		
	PRIOR TO RENT INCREASE	AFTER RENT INCREASE	AFTER RECOMMEDATION
WINNIPEG	196	222	217
RURAL	245	300	282
MANITOBA	197	224	218